

**CITY OF CENTRAL
CITY COUNCIL MEETING
September 17, 2013**

CALL TO ORDER

A regular meeting of the City Council for the City of Central was called to order by Mayor Engels at 7:00 p.m., in City Hall on September 17, 2013.

ROLL CALL

Present: Mayor Engels
Alderman Voorhies
Alderman Gaines
Alderman Heider
Alderman Spain

Absent: None

Staff Present: Manager Lanning
City Clerk Bechtel
Attorney McAskin
Finance Director Flowers
Planner/HPO Fejeran
Police Chief Krelle
Fire Chief Allen
Utilities Superintendent Griffith
Streets/Facilities Superintendent Braccio

ADDITIONS AND/OR AMENDMENTS TO THE AGENDA

The agenda was approved as presented.

CONFLICTS OF INTEREST

No Council Member disclosed a conflict regarding any item on the agenda.

CONSENT AGENDA

Alderman Spain moved to approve the consent agenda containing the regular bill lists for September 5 and 12, 2013; and the City Council minutes for the regular meeting on September 3, 2013. Alderman Heider seconded, and without discussion, the motion carried unanimously.

PUBLIC FORUM/AUDIENCE PARTICIPATION

Dodd Hanneman, GM for Johnny Z's Casino, stated his support for additional parking in Central City.

Roy Varela, Heritage West Realty at 430 Lawrence Street, stated there has been progress from a party interested in the purchasing Scarlett's Casino and they would like additional parking. Also, the Big T lot is priced at \$4,000,000.

Tom Sundermeyer, 425 Spring Street, explained his concerns with the Kumar study for the Hillside Garage. He could agree that we need parking but is concerned about the location.

NEW BUSINESS

BID Presentation on Parking Garage – Joe Behm and Haselden Construction

Joe Behm, BID representative, reviewed the BBC study results that show an increase in revenues with additional parking as well as an increase in jobs and explained the 18 month process that has brought them to the current package of projects intended to increase parking. This package includes: a structured parking facility adjacent to Main Street; reconstruction of Spring Street to include the street/curb/gutter/sidewalks; and a surface parking lot between Lawrence/Gregory connected to the existing Century garage. The next step is to move forward with additional studies and design options to determine the cost to build. The BID is asking for Council to include funding in the 2014 Budget for these costs with an estimate of around \$200,000.

Brian Livingston and Ken Baumgardener, from Haselden Construction, explained their extensive work in the CC/BH area and the role that their firm can take. They suggested a collaborative approach to the planning and evaluating of each site with consideration of the special historic needs for Central City.

Sponsorship Report from CC Opera

Rita Sommers, Central City Opera Association, thanked the City of Central for their generous \$25,000 sponsorship in support of *Our Town* and the Central City Days events. She gave details about the 2013 Opera season and the marketing initiatives. She also thanked Gilpin History for the use of the museum grounds and having the docents in period dress.

Acceptance of 2013 CIRSA Property/Casualty & WC Insurance Quote

Finance Director Flowers explained that the City has received CIRSA's Preliminary Contribution Quotes for 2014 Property/Casualty and Workers' Compensation Insurance coverage. In order for CIRSA to finalize the Quotes it is necessary for City Council to formally accept the quotes. By doing so, Council is choosing the City's insurance carrier for Property/Casualty and Workers' Compensation for 2014. CIRSA requires acceptance of their Preliminary Quotations by October 1, 2013.

Property/Casualty- The Preliminary 2014 Quote is for **\$86,234**. This amount is currently reflected in the Proposed 2014 Budget and is allocated among all departments (or funds) based upon the property and fixed assets of each department. This quote shows an increase of \$7,947 (10%). This increase is based upon the number of property claims that the City has had in 2013 as well as the addition of the new vehicles and equipment that the City has purchased and/or plans to purchase in 2013 and 2014. . For reference, the increase between 2012 and 2013 was 35%.

Workers' Compensation- The Preliminary 2014 Quote is **\$63,641**. This amount is also currently reflected in the Proposed 2014 Budget and is allocated among all departments (or funds) based upon each department's proportional share of proposed budgeted personnel costs. This quote shows an increase of 39% due to claims experienced during 2013 and expected payroll costs in 2014. For reference, there was a decrease of 13% between 2012 and 2013.

During May and June of each year the Finance Director prepares and submits to CIRSA information regarding the City's plans for personnel costs, property and equipment in the

following year. CIRSA then uses this information along with the City's loss and claims history to prepare quotes for Property/Casualty and Workers' Compensation insurance coverage. Quotes are generally received at the beginning of September for approval by City Council. Once accepted by City Council, staff executes the Acceptance Form and returns it to CIRSA thereby committing to the quoted coverage for the following year.

The City did not request bids from other insurance agencies for 2014 because CIRSA is a preferred insurance provider for municipalities based on the advantages of participating in a pooled insurance group where all losses and gains are spread equally among all members. This method of pooling gains and losses generally equates to better pricing. We have been with CIRSA for about 10 years and we can get quotes from other carriers for next year.

Alderman Voorhies moved to accept the Property/Casualty and Workers' Compensation Preliminary Contribution Quotations for 2014. Alderman Heider seconded, and without discussion, the motion carried unanimously.

Ordinance No. 13-11: *An ordinance of the City Council of the City of Central, Colorado annexing certain territory to the City known as the Iowa Lode Mining Claim.*

Ordinance No. 13-12: *An ordinance of the City Council of the City of Central, Colorado establishing the initial zoning of property known as the Iowa Lode Mining Claim as Medium-Density Residential (MDR) and amending the official zoning map.*

Attorney McAskin explained that the City Council is being asked to consider two ordinances pertaining to a petition for annexation filed of record with the City.

A petition for annexation has been filed for the Iowa Lode Mining Claim (consisting of 4.81 acres, more or less) (the "Petition") By Resolution No. 13-14, City Council found the Petition to be in substantial compliance with the Municipal Annexation Act and scheduled the eligibility hearing for Tuesday, October 1, 2013. Ordinance No. 13-11 annexes the property described in the petition (the "Subject Property") into the City of Central. Ordinance No. 13-12 establishes the initial zoning of the Subject Property.

The Petitioner has entered into a reimbursement agreement with the City to ensure that the City's costs associated with processing with the annexation are paid by the Petitioner.

Staff will complete all necessary public notification regarding the proposed annexations, and the public hearing scheduled for October 1, 2013. If City Council approves Ordinance Nos. 13-11 and 13-12 on first reading, second reading of the annexation ordinance and the ordinance establishing the MDR zoning of the Subject Property will be scheduled for Tuesday, October 1, 2013, to follow the completion of the Eligibility Hearing.

Alderman Voorhies moved to adopt Ordinance No. 13-11: An ordinance of the City Council of the City of Central, Colorado annexing certain territory to the City known as the Iowa Lode Mining Claim and set the Public Hearing for October 1, 2013 at 7:00pm. Alderman Heider seconded, and without discussion, the motion carried unanimously.

Alderman Voorhies moved to adopt Ordinance No. 13-12: An ordinance of the City Council of the City of Central, Colorado establishing the initial zoning of property known as the Iowa Lode Mining Claim as Medium-Density Residential (MDR) and amending the official zoning map and

set the Public Hearing for October 1, 2013 at 7:00pm. Alderman Spain seconded, and without discussion, the motion carried unanimously.

Ordinance No. 13-13: *An ordinance of the City Council of the City of Central, Colorado annexing certain territory to the City known as the Prospector's Run – BLM transfer property annexation.*

Ordinance No. 13-14: *An ordinance of the City Council of the City of Central, Colorado establishing the initial zoning of property known as the Prospector's Run – BLM transfer property as Planned Unit Development (PUD) and amending the official zoning map.*

Attorney McAskin explained that the City Council is being asked to consider two ordinances pertaining to a petition for annexation filed of record with the City. A petition for annexation has been filed for the Prospector's Run – BLM Transfer Property (consisting of 0.10 acres, more or less) (the "Petition") By Resolution No. 13-15, City Council found the Petition to be in substantial compliance with the Municipal Annexation Act and scheduled the eligibility hearing for Tuesday, October 1, 2013. Ordinance No. 13-13 annexes the property described in the petition (the "Subject Property") into the City of Central. Ordinance No. 13-14 establishes the initial zoning of the Subject Property. The two (2) Ordinances are scheduled for first reading at the September 17, 2013 City Council meeting.

The Petitioner has entered into a reimbursement agreement with the City to ensure that the City's costs associated with processing with the annexation are paid by the Petitioner.

Staff will complete all necessary public notification regarding the proposed annexations, and the public hearing scheduled for October 1, 2013. If City Council approves Ordinance Nos. 13-13 and 13-14 on first reading, second reading of the annexation ordinance and the ordinance establishing the PUD zoning of the Subject Property will be scheduled for Tuesday, October 1, 2013, to follow the completion of the Eligibility Hearing.

Alderman Voorhies moved to adopt Ordinance No. 13-13: An ordinance of the City Council of the City of Central, Colorado annexing certain territory to the City known as the Prospector's Run – BLM transfer property annexation and set the Public Hearing for October 1, 2013 at 7:00pm. Alderman Spain seconded, and without discussion, the motion carried unanimously.

Alderman Voorhies moved to adopt Ordinance No. 13-14: An ordinance of the City Council of the City of Central, Colorado establishing the initial zoning of property known as the Prospector's Run – BLM transfer property as Planned Unit Development (PUD) and amending the official zoning map and set the Public Hearing for October 1, 2013 at 7:00pm. Alderman Spain seconded, and without discussion, the motion carried unanimously.

Resolution No.13-18: *A resolution of the City Council of the City of Central, Colorado amending the City of Central Comprehensive Fee Schedule.*

City Clerk Bechtel explained that since Council has adopted regulations for retail marijuana, we are asking to set fees for the processing of the licenses. Staff has researched fees and though most municipalities have yet to determine what those fees will be, we received information from Boulder and Carbondale and the proposed fees are included in the fee schedule.

Alderman Heider stated that this is a good start and they can be changed.

Alderman Voorhies moved to approve Resolution No.13-18: A resolution of the City Council of the City of Central, Colorado amending the City of Central Comprehensive Fee Schedule. Alderman Heider seconded, and without discussion, the motion carried unanimously.

Resolution No.13-19: A resolution of the City Council of the City of Central, Colorado Central City Promise Program Policy Change.

Finance Director Flowers gave background as follows: at the September 3rd Council meeting, an application for post secondary funding came before Council for consideration. The applicant had not yet reached the \$20,000 funding limit but had been receiving funding for over the four (4) year term limit. The existing guidelines were not clear as to which requirement should be adhered to, either the monetary funding cap or the four (4) year time limit. Council determined that they would like to amend the Guidelines to reflect that an applicant can only receive funding for a four (4) year period following the initial application (unless interrupted by military service), regardless of whether or not the \$20,000 limit has been reached. Council also wished to reflect that the initial application must be made within two (2) years of graduation from high school or receipt of G.E.D unless interrupted by military service. This proposed resolution makes the requested changes to the Promise Program Guidelines for Post Secondary Education.

Alderman Heider moved to approve Resolution No. 13-19: A resolution of the City Council of the City of Central, Colorado Central City Promise Program Policy Change. Alderman Voorhies seconded, and without discussion, the motion carried unanimously.

STAFF REPORTS

Manager Lanning reported the following:

Tiger Grant – funding went to Eisenhower Tunnel for fire suppression

Visioning Retreat – staff will contact Council about setting a date for the 2nd retreat

Budget Work Session – 9/26 on the water fund

COUNCIL COMMENTS

Alderman Voorhies thanked the City crew for their help with all the recent water related issues.

PUBLIC FORUM/AUDIENCE PARTICIPATION

John Zimpel, owner of Johnny Z's Casino at 132 Lawrence Street, stated his concern for the possibility of additional decreased revenues when they are already impacted by the Twin Tunnels project with the traffic plan for the Lawrence Street water line project being limited to one way. He stated that the City needs to minimize the inconvenience to the public and asked them to give additional consideration to widening Gregory to allow two way traffic during this project.

Jim Voorhies, 325 Spring Street, thanked the City and staff for the recognition of the USS Enterprise at the September 3rd meeting. The group enjoyed our hospitality and everything Central City had to offer during their visit to the mountain area.

Mickey Rosenbaum, GM for Century Casino, expressed his concern for any disruption and impact to the businesses that may occur with one way traffic during the Lawrence Street project.

Joe Behm, BID representative, stressed that any project that impacts traffic as it will for both Lawrence and Quartz Hill with traffic delays affects business revenues. Also, traffic counters are needed for data.

Hearing no further business, Mayor Engels adjourned the meeting at 8:08 p.m.
The next Council meeting is scheduled for October 1, 2013 at 7:00 p.m.

Ronald E. Engels, Mayor

Reba Bechtel, City Clerk